

3/13/97

PARKS AND RECREATION BOARD RECOMMENDATIONS  
FOR PROPOSED CAPITAL IMPROVEMENTS PROJECTS

Project Description	Preliminary Cost Estimate
<hr/>	
<u>First Priority Projects</u>	
Enclose the upper deck at Northwest Recreation Center; add improvements....	\$ 600,000
Blunn Creek greenbelt acquisition.....	\$ 500,000
Blunn Creek trail development.....	\$ 900,000
West Bouldin Creek greenbelt acquisition.....	\$ 500,000
Bull Creek greenbelt acquisition.....	\$ 1,000,000
North Austin recreation center.....	\$ 3,000,000
Dev. of Little Walnut Creek Park (Rundberg)...	\$ 620,000
Dev. of Phase I of Walnut Creek trail.....	\$ 2,500,000
Improvements (2 sand volleyball courts, 1 soccer field) at Walnut Creek Metro Park	\$ 80,000
Swimming Pool at Rundberg Park.....	\$ 2,000,000
In-door swimming pool (conversion).....	\$ 1,000,000
Knights of Columbus acquisition.....	\$ 1,850,000
Colorado River Park Development.....	\$12,000,000
Walnut Creek greenbelt acquisition.....	\$ 2,500,000
 <u>Second Priority Projects</u>	
Shoal Creek trail improvements.....	\$ 500,000
Improvements at West Enfield Park.....	\$ 90,000
East Bouldin Creek acq. & trail development....	\$ 50,000
S. Austin Sr. Activity Center Parking (land)....	\$ 200,000
Bull Creek trail development.....	\$ 200,000
Playground improvements at Gracywoods Park	\$ 130,000
Improvements at Scofield Park.....	\$ 75,000
Improvements at Pan-AM Cantu Recreation Ctr (Swimming Pool only)	\$ 2,000,000
Improvements at Alamo Park (playground).....	\$ 60,000
Zilker Botanical Garden (Dinosaur garden).....	\$ 250,000

Improvements Using Existing Funds

North Senior Activity Center  
Park improvements in the vicinity of Laurel Mountain elementary school  
Playground improvements at Pecan Springs Elementary school  
Benches at South Austin Senior Activity Center  
Improvements at Armadillo Park  
Improvements at Garrison Park



MEMORANDUM

TO: Parks and Recreation Board

FROM: Jesus M. Olivares, Director  
Parks and Recreation Department

DATE: March 19, 1997

SUBJECT: Construction of a Boat Dock at 1716 Channel Road  
File # SP-97-0054DS

A request has been received from Herndon Bailey Jr. P.E., on behalf of Henry Wendlandt Jr., to demolish an existing wooden dock and construct a single slip boat dock at 1716 Channel Road.

Parks and Recreation Department staff have reviewed the project and the site plans meet the requirements of Article VI, Division 4, Part E (Requirements for the Construction of Boat Docks) of the Land Development Code (including all amendments) with the exception of:

1. The new boat dock structure not being 10' from the adjacent side property line.
2. No navigation light stations being indicated.

**Recommendation**

I recommend approval of the request to demolish the existing wooden boat dock and construct a new single slip boat dock at 1716 Channel Road, in accordance with Site Plan # SP-97-0054DS, subject to the following conditions:

1. The new boat dock structure must be located a minimum of 10' away from the adjacent side property line in accordance with Section 13-2-795(2).
2. A navigation light station must be provided on the upstream corner of the structure in accordance with Section 13-2-793 of the Land Development Code.

If I can provide you with any additional information, please contact me.

Jesus M. Olivares, Director  
Parks and Recreation Department

JMO:PM

10-FEB-1997

COMMENT DUE DATE: 17-FEB-1999

1716 CHANNEL RD

499-2706

10-FEB-1997

FULL PURPOSE

(512) 306-8838

( 20908 SQ FT)

LA  
RESIDENTIAL

0.480/ 20908 BOAT DOCK

RELATED CASE NUMBERS (IF ANY):

QUALIFIES AS A SMALL PROJECT

BLOCK/LOT:  
PLAT BOOK/PAGE:

LEGAL DESCRIPTION:  
0.48 ACRES OF LAND IN THE THOMAS GRAY SRUVEY NO. 2



February 7, 1997

FROM: Henry Wendlandt Jr.  
1716 Channel Road  
Austin, Texas 78746

TO: City of Austin

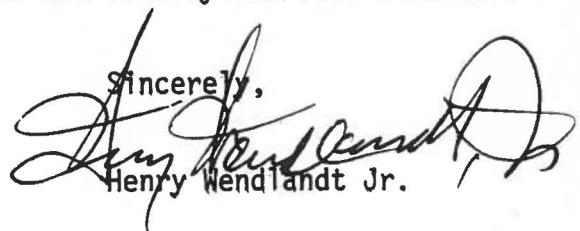
Subject: Construction of a boat dock in Lake Austin at 1716 Channel Road

This project is the construction of a boat dock in Lake Austin at 1716 Channel Road. The project site is located in the Lake Austin watershed and is classified as water supply rural and is to be developed in accordance with the City of Austin Land Development Code. The average water level of the lake in this vicinity is 492.8 feet above sea level.

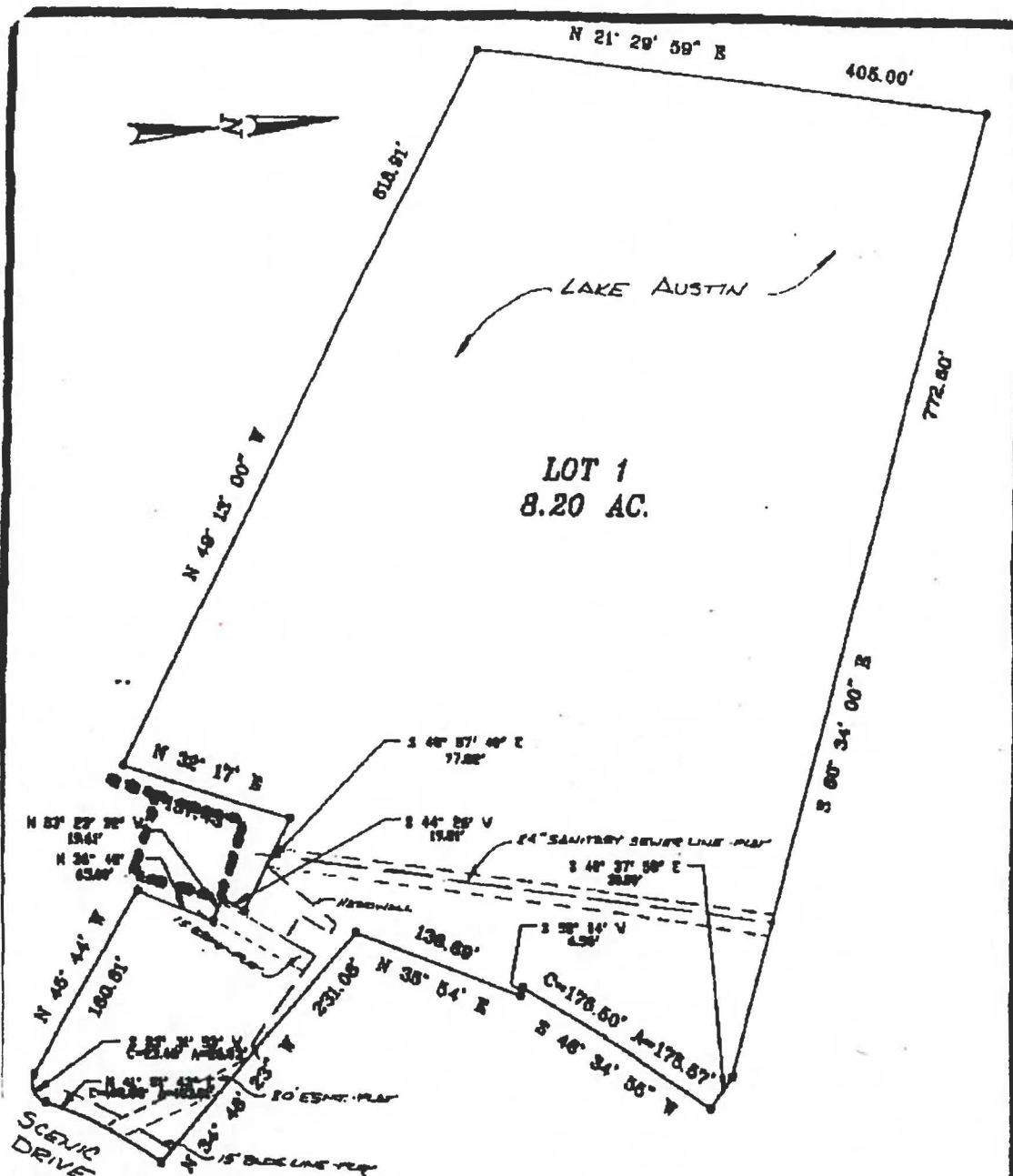
No impervious cover is proposed and none will result thru the construction of this project. The construction will be above the water in Lake Austin on concrete piers. No trees will be removed or disturbed during this construction. Any disturbance of the grass in the back yard of the lot will be restored to it's present condition upon completion of the construction.

The construction process, in general, will be the construction of the concrete piers in the lake bed. Then the construction of the wooden deck on the top of the piers, the roof supports and finally the roof structure and roofing will be accomplished.

Sincerely,



Henry Wendlandt Jr.



Said lot is with in a special flood hazard area as identified by Federal Insurance Admin., Dept. of H.U.D. Community No. Per Plat

To the lien holders and/or the owners of the premises surveyed

SURVEY NO 871479

# PLAT OF SURVEY

SCALE: 1" = 100'

LOT NO. 1 BLOCK NO.        ADDITION OR SUBDIVISION Scenic Cove II  
 SECTION OR UNIT        BOOK 84 PG 79A  
 STREET ADDRESS Scenic Drive CITY Austin COUNTY Travis  
 SURVEY FOR Brian Adams REFERENCE       

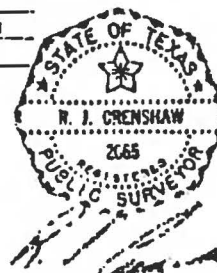
STATE OF TEXAS, COUNTY OF WILLIAMSON

I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON

**CRENSHAW ENGINEERING, INC.**

ENGINEERS - SURVEYORS

7212 McNeil Road  
 Building 200, Suite 202 Austin, Texas 78728  
 512-256-2732



DATE

11-20-87

SAYERS  
See-through fence  
- Chainlink or wrought  
iron

- 40 feet high from shoreline  
- public land, not park.

- Not clear if w/ww easement vacated



\$ 166<sup>00</sup>  
300 50.00  
3  
20  
18  
-20

MEMORANDUM

TO: Parks and Recreation Board

FROM: Jesus M. Olivares, Director  
Parks and Recreation Department

DATE: March 19, 1997

SUBJECT: Use Agreement, Walsh Boat Landing Parking Lot

A request has been received from the Water and Wastewater Utility for a Use Agreement to reconstruct an existing 8" wastewater sewer that runs through the Walsh Boat Dock Parking Lot. The existing sewer line is not located within any from of easement. The existing line is deteriorated, cracked and broken in numerous places. The attached memorandum from Randy Goss, P.E., explains the project in greater detail. The construction will be scheduled immediately or in the fall the peak use season, unless it is necessary to replace the deteriorated line as an emergency because of leaking sewage.

Recommendation

I recommend approval of the request for a use agreement approximately 130' x 25' wide (0.074 ac.) through part of the Walsh Boat Dock Parking Lot to replace an existing wastewater line subject to the following conditions:

1. Construction, restoration and revegetation shall be carried out in accordance with the requirements of the "Construction in Parks Specifications", adopted by the Parks and Recreation Board, April 25, 1990.
2. All restoration and revegetation shall be completed to the requirements and satisfaction of the Parks and Recreation Department.
3. The project drawings shall indicate the approved License Agreement within parkland. The Director of the Parks and Recreation Department shall approve and "sign-off" on the drawings after the agreement has been approved and granted.

If I can provide you with any additional information please call me.

Jesus M. Olivares, Director  
Parks and Recreation Department

JMO:pm





MEMORANDUM

TO: Jesus Olivares, Director  
Parks and Recreation Department

FROM: Randy Goss, P.E., Director

DATE: February 14, 1997

SUBJECT: Request for Use Agreement Across Parkland  
Tarrytown Wastewater Rehabilitation Project  
CIP No. 448-237-8638

The City of Austin Water and Wastewater Utility hereby requests a permanent use agreement for the construction, operation and maintenance of the existing wastewater line across parkland at the corner of Scenic Drive and Enfield Road. Attached are the following documents for your use and consideration to support this request:

- A. General Location Map
- B. Plan and Profile of the existing wastewater line, B-1717
- C. Field Note Description

From these documents you will note that this line was built in 1947, but no existing easement was documented. The TV inspection reveals that its concrete pipe and joints are deteriorated, cracked or broken in numerous places. This line will be replaced as a part of the wastewater rehabilitation project in Tarrytown area, CIP No. 448-237-8638. Due to the topography of the area, this line could not be relocated in the street as the majority of the other wastewater lines in this project.

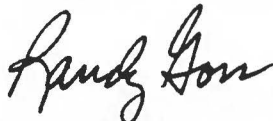
The design phase of this project is completed and being reviewed by the Water and Wastewater Pipeline Engineering staff. All construction and site restoration for the project will be completed in accordance with the Standard Specifications and Construction Standards of the City of Austin. All construction and site restoration for that portion of the project within parkland will be completed in accordance with PARD's Construction in Parks Specifications.



Mr. Jesus Olivares, Director  
February 14, 1997  
Page Two

We would request that the necessary documentation be prepared for consideration of this request by the Parks and Recreation Board. If possible, we would appreciate the opportunity to have this proposal considered by the Land and Facilities Committee and the Parks and Recreation Board in April, 1997.

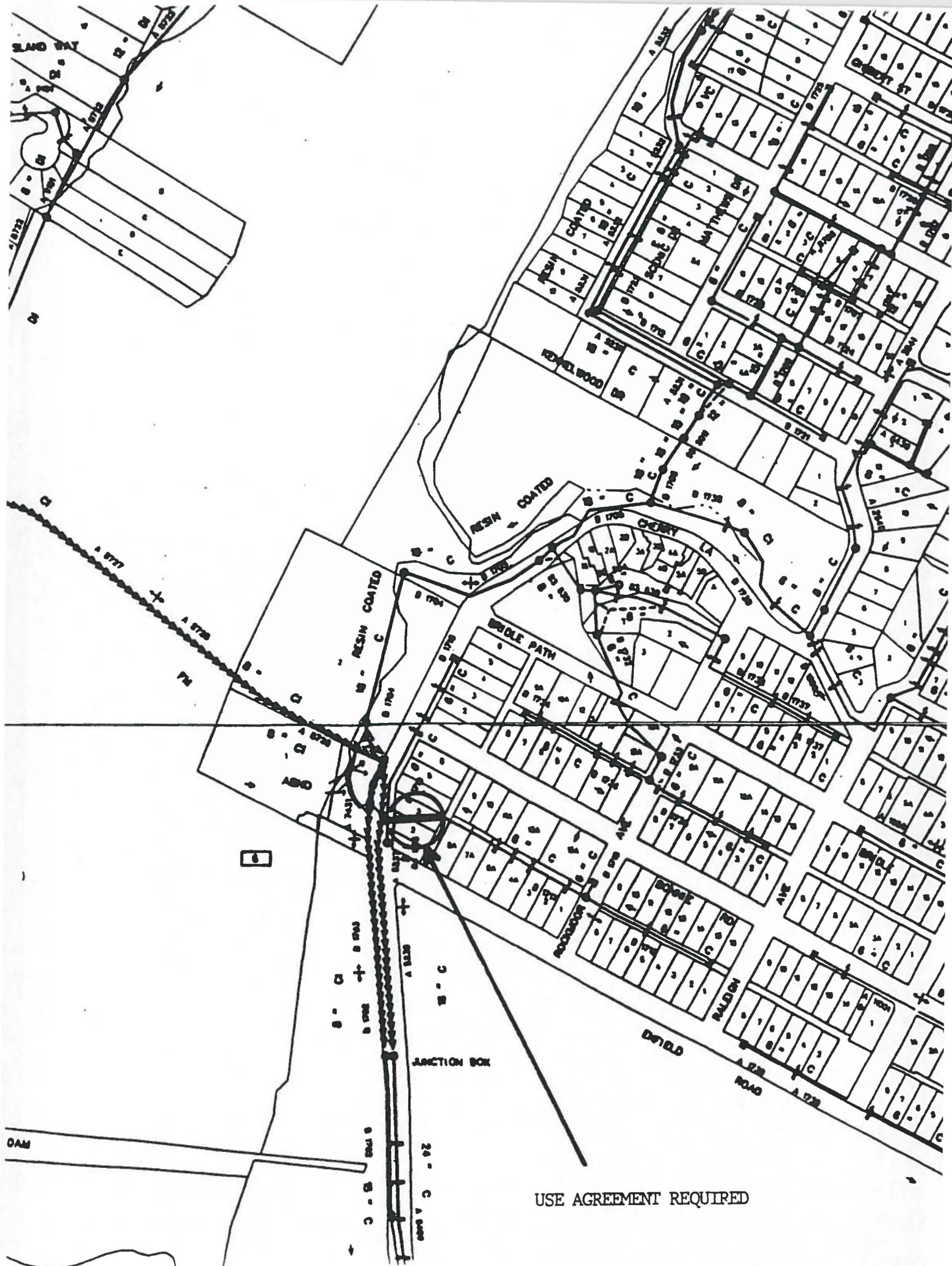
If you should have any questions or require more information, please feel free to contact Ms. Loan Nguyen, P.E., of the Water and Wastewater Utility staff at 322-3683.

A handwritten signature in cursive script, reading "Randy Goss".

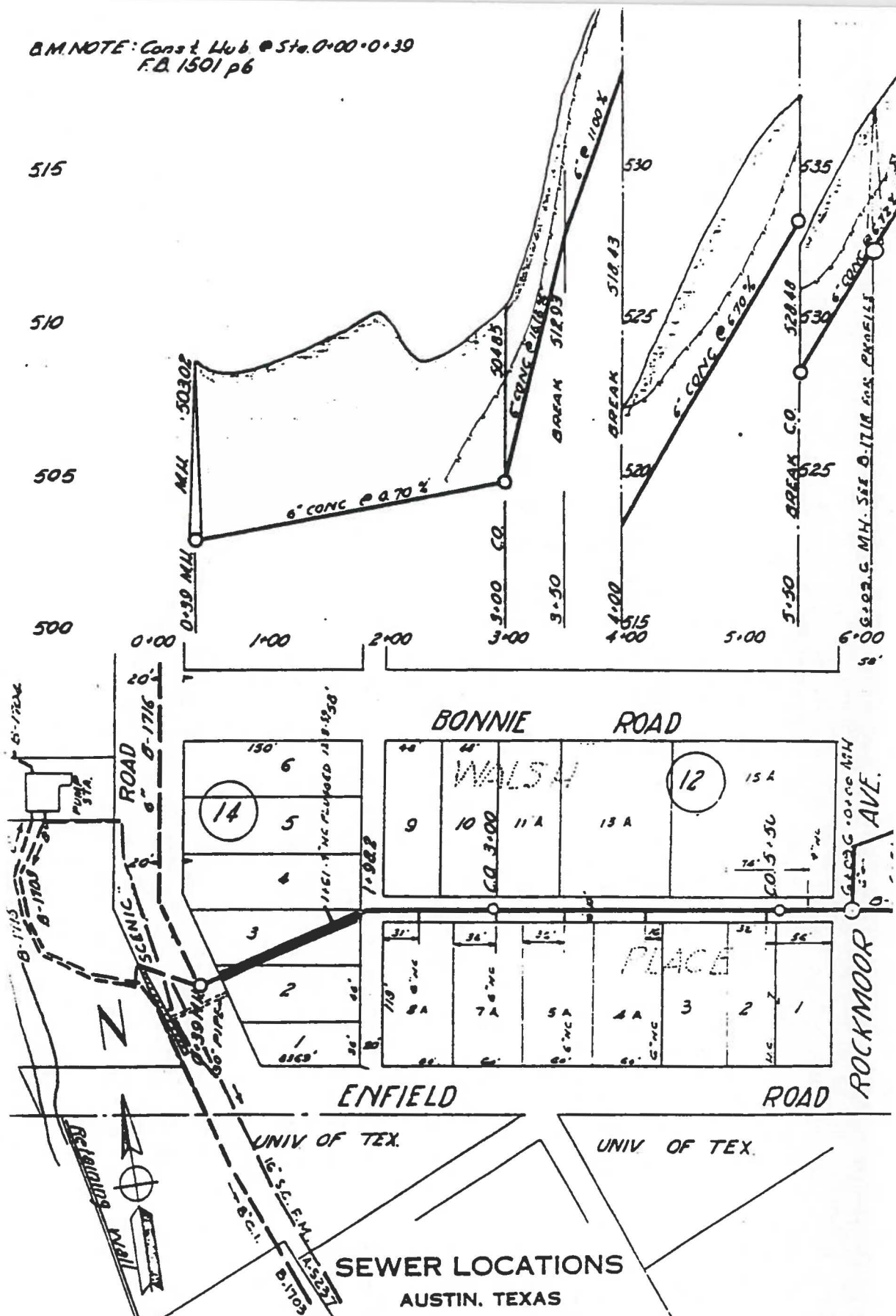
Randy Goss, P.E., Director  
Water and Wastewater Utility

Attachments (3)

xc: Loan Nguyen, P.E.  
Junie Plummer (w/attachments)  
Peter Marsh (w/attachments)



B.M. NOTE: Const. Hub @ Sta. 0+00-0+39  
F.D. 1501 p6



# SEWER LOCATIONS AUSTIN, TEXAS

BUILT BY <u>JOE BLAND</u>	DATE <u>8-1-47</u>	SANI <u>SEWER:</u>	JOB NO. <u>WVO 319</u>
FIELD BOOK <u>1501 p 11-12</u>	DATE <u>3-12-47</u>	LOCATION <u>ENFIELD ROAD EASE.</u>	
DRAWN BY <u>J WETSEL</u>	DATE <u>1-26-48</u>	FROM <u>SCENIC ROAD</u>	
REVISED BY <u>                    </u>	DATE <u>                    </u>	TO <u>ROCKMOOR AVE.</u>	
CHECKED BY <u>FT JONES</u>	DATE <u>1-31-48</u>	BOOK NO. <u>B</u>	SHEET NO. <u>1717</u>



0.074 ACRES  
25' PUBLIC UTILITY EASEMENT  
CITY OF AUSTIN  
WALSH PLACE

LEGAL DESCRIPTION

DESCRIBING A 0.074 ACRE TRACT OF LAND IN THE DANIEL J. GILBERT SURVEY OUT OF LOTS 2, 3 AND 4 OF WALSH PLACE, DIVISION "B", A SUBDIVISION RECORDED IN BOOK 3, PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS:

BEGINNING for reference at an iron rod found at the southeast corner of Lot 1, Block 14 of said Walsh Place, Division "B", said iron rod being in the west line of a 20 foot wide alley and in the north right of way of Enfield Road;

THENCE, with the east line of Lots 1 through 3 of said Walsh Place, Division "B", N27°00'42"E, 111.31 feet to the POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, through the interior of said Lots 2 and 3, N85°44'57"W, 123.48 feet to a point in the west line of Lot 2 of said Walsh Place, Division "B";

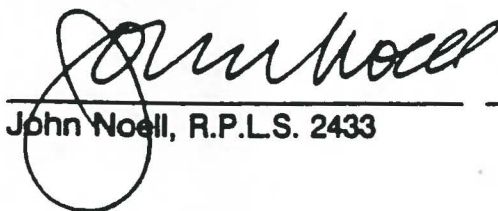
THENCE, with the west line of Lots 2 and 3 of said Walsh Place, Division "B", N02°01'42"E, 25.02 feet to a point;

THENCE, through the interior of Lots 3 and 4 of said Walsh Place, Division "B", S85°44'57"E, 134.94 feet to a point in the east line of said Lot 4;

THENCE, with the east line of Lots 4 and 3 of said Walsh Place, Division "B", S27°00'42"W, 27.11 feet to the POINT OF BEGINNING containing 0.074 acres of land.

Bearing Basis - State Plane Coordinates based on GPS Data by McGray & McGray Surveyors, Inc. Sketch Attached.

Field Notes Prepared By:  
URBAN DESIGN GROUP  
4412 Spicewood Springs Road, Suite 800  
Austin, TX 78759  
512 346-1896

  
John Noell, R.P.L.S. 2433

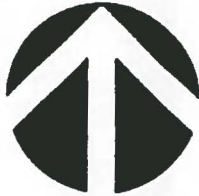
11-18-96  
Date



C:\WP61\FIELDNTS\WALSH.FN

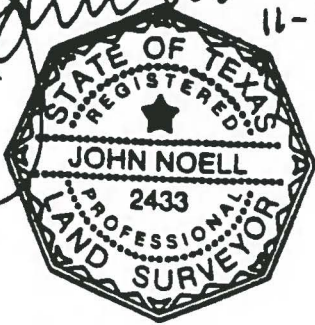


# SKETCH TO ACCOMPANY FIELD NOTES FOR 25' P.U.E.



SCALE:  
1" = 40'

*John Noell*  
11-18-96



SCENIC  
DRIVE

N02° 01' 42" E  
25.02'

S27° 00' 42" W  
27.11'

134.94'

S85° 44' 57" E

PROP. 2" HWY LINE

123.48'

N85° 44' 57" W

VOL. 19, PG. 555

WALSH PLACE 10

PROP. 2" HWY LINE

POINT OF  
BEGINNING

8A

7A

RESUB OF LOTS  
4-8, BLK 12,  
WALSH PLACE

N27° 00' 42" E - 111.31'  
VACATED ALLEY

ENFIELD

20.00'  
N62° 59' 18" W

ROAD



## MEMORANDUM

TO: Parks and Recreation Board

FROM: Jesus M. Olivares, Director  
Parks and Recreation Department

DATE: March 19, 1997

SUBJECT: License Agreement for Wastewater Line  
Walnut Creek Greenbelt

A request has been received from Paul Juarez, on behalf of Greystar Realty Services, L.P., for a license agreement to allow the construction of a wastewater line through part of Walnut Creek Greenbelt. The wastewater line would provide a wastewater connection from the proposed Gracy Farms Center, at the corner of Gracy Farms Road and Burnet Road, to the existing wastewater line located within Walnut Creek Greenbelt.

The existing line is located in an existing 30' sanitary sewer easement. The easement comes within 14' of the park property line. This part of the greenbelt is currently undeveloped and there are no future plans to develop as most of the area is in the 100 year flood plain.

The attached letter from Mr. Juarez gives a more detailed description of the request for the license agreement.

### Recommendation

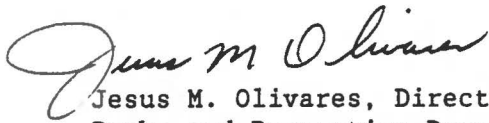
I recommend approval of the request for a license agreement approximately 12' x 17' comprising 0.004 ac. (192 sq. ft.) through part of Walnut Creek Greenbelt to allow the construction of a wastewater line, subject to the following conditions:

1. Construction, restoration and revegetation shall be carried out in accordance with the requirements of the "Construction in Parks Specifications", adopted by the Parks and Recreation Board, April 25, 1990.
2. All restoration and revegetation shall be completed to the requirements and satisfaction of the Parks and Recreation Dept.

Parks and Recreation Board  
License Agreement, Walnut Creek Greenbelt  
March  
Page 3

3. The project drawings shall indicate the approved License Agreement within parkland. The Director of the Parks and Recreation Department shall approve and "sign-off" on the drawings after the agreement has been approved and granted.

If I can provide you with any additional information please contact me.

  
Jesus M. Olivares, Director  
Parks and Recreation Department

JMO:pm

PAUL M. JUAREZ, MBA  
ATTORNEY AT LAW  
1120 CAPITAL OF TEXAS HWY SO.  
BLDG III, SUITE 200  
AUSTIN, TEXAS 78746  
(512) 328-8299 (512) 328-8265 (FAX)

February 24, 1997

Jesus Olivares, Director  
Parks and Recreation Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: Request for license agreement for construction of wastewater line across twelve (12') linear feet of parkland to tie into existing (42") wastewater interceptor

Dear Mr. Olivares:

I represent Greystar Realty Services, L.P., which owns property immediately adjacent to City of Austin parkland near the intersection of Mopac and Walnut Creek. Please accept this letter as a formal request on behalf of my client for a license agreement from the Parks and Recreation Department to allow the construction of approximately twelve linear feet of 8" wastewater line from my client's property into an existing 42" wastewater interceptor located within a public utility easement within parkland adjacent to Walnut Creek. The following will outline the projects need, justification, description, long and short term effects of construction, restoration plan and alternative to the use of parkland.

Introduction:

Greystar is currently proceeding with the submission and approval of site plans for the construction of a hotel/retail development at the corner of Burnet and Gracy Farms Lane in Northern Austin. In conjunction with the construction of the improvements, a wastewater connection must be provided from the site. The purpose of this request is to tie into an existing City of Austin wastewater interception (42" line) located with parkland adjacent to Walnut Creek near the northern most corner of my client's property (please see enclosed **Exhibit "A"**). The project site is almost directly adjacent to the existing sanitary sewer easement with only approximately twelve feet (12') of parkland separating my client's property from the sanitary sewer easement.

#### Project Need And Justification

As previously stated, Greystar is in the process of preparing site plans for the construction of a hotel/retail development at the corner of Burnet and Gracy Farm Lane. Due to the topography



Jesus Olivares, Director  
Parks and Recreation Department  
February 24, 1997  
Page 2

associated with the tract, the most logical configuration for wastewater line flow is toward the northern most corner of the tract.

A 42" wastewater interceptor has previously been located within parkland adjacent to Walnut Creek. That wastewater line is located within a 30' sanitary sewer easement approximately twelve linear feet (12') from northern boundary of Greystar's tract.

#### Alternatives to the Use of Parkland

The only viable alternative to the proposed tie in at the 42" wastewater interceptor located within City of Austin parkland is for Greystar to construct a lift station and associated force main to tie into an existing wastewater line that connects into the existing wastewater interceptor upstream from the proposed location. There would be a considerable amount of ground disturbance due to the length of the required force main and lift station construction as well as substantial additional costs (please refer to **Exhibit "B"**).

Additionally, the gravity system proposed is much more dependable and safer from an environmental standpoint than the pump system since the pump system is reliant on electrical power and subject to possible mechanical failures.

#### Project Description And Schedule

The proposed project will consist of construction of approximately twelve linear feet (12') of 8" SDR-35 Pipe at a depth of approximately sixteen feet (16') and will tie the sanitary sewer line for the Greystar hotel/retail development into an existing manhole in the 42" City of Austin wastewater interceptor located within the previously dedicated 30' sanitary sewer easement. The construction of the connection wastewater line between the Greystar project and the existing interceptor is expected to begin in the summer of 1997 and to take no more than one (1) week, at a cost of approximately \$1,000.00.

#### Short and Long Term Effects of Construction

Short term effects during construction will be minimal. The construction will not interfere with any park functions since the area involved is along Walnut Creek in a 12' undeveloped area between an existing 30' sanitary sewer easement and Greystar's property. Disturbance of the area during construction will include trenching and pipe installation; however, since the existing City of

Jesus Olivares, Director  
Parks and Recreation Department  
February 24, 1997  
Page 3

Austin wastewater interceptor has previously disturbed the same area, the effects of such disturbance will be minimal. No protected trees are located within the area to be disturbed.

The only long term effect of the proposed construction will be a restriction of building structures or similar improvements within the license area during the term of the license agreement.

Restoration

All site restoration will be completed in accordance with the *Standard Specifications and Construction Standards* of the City of Austin. All construction and site restoration for that portion of the project within parkland will also be completed in accordance with PARD's *Construction in Parks Specifications*.

As with all City construction projects, the Contractor will be required to provide a one year warranty of his work including such restoration, revegetation, and tree replacement.

Sincerely,



Paul M. Juarez

PMJ/jw  
encs.

cc: Mr. Joe Longaro



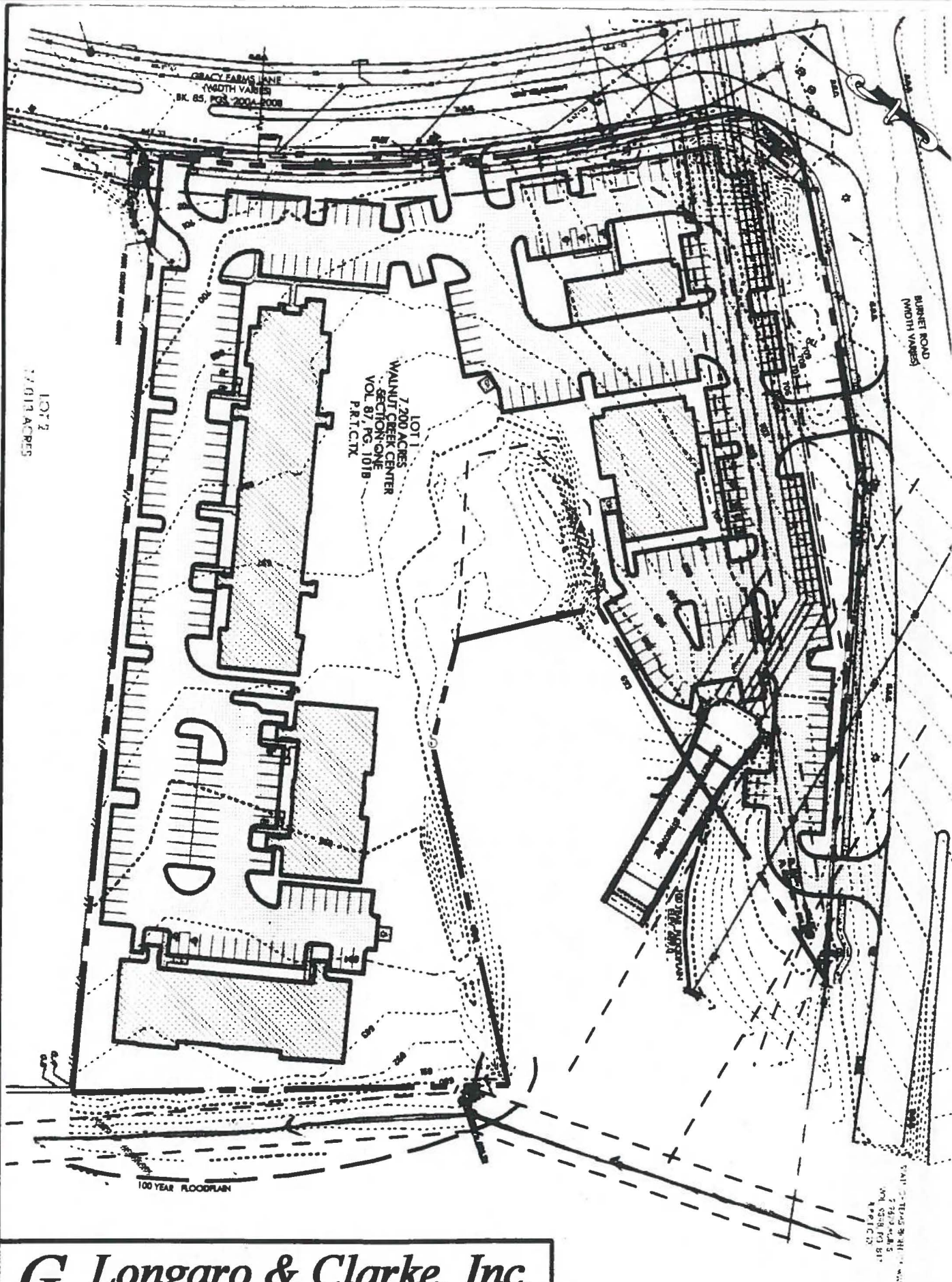


EXHIBIT A

**Longaro & Clarke, Inc.**  
Consulting Engineers

Land Development • Stormwater Quality Management • Water Resources  
1010 Land Creek Cove, Suite 200 Austin, Texas 78746  
(512) 306-0228 ~ Fax (512) 306-0338

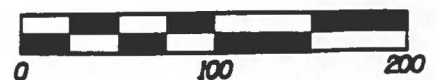
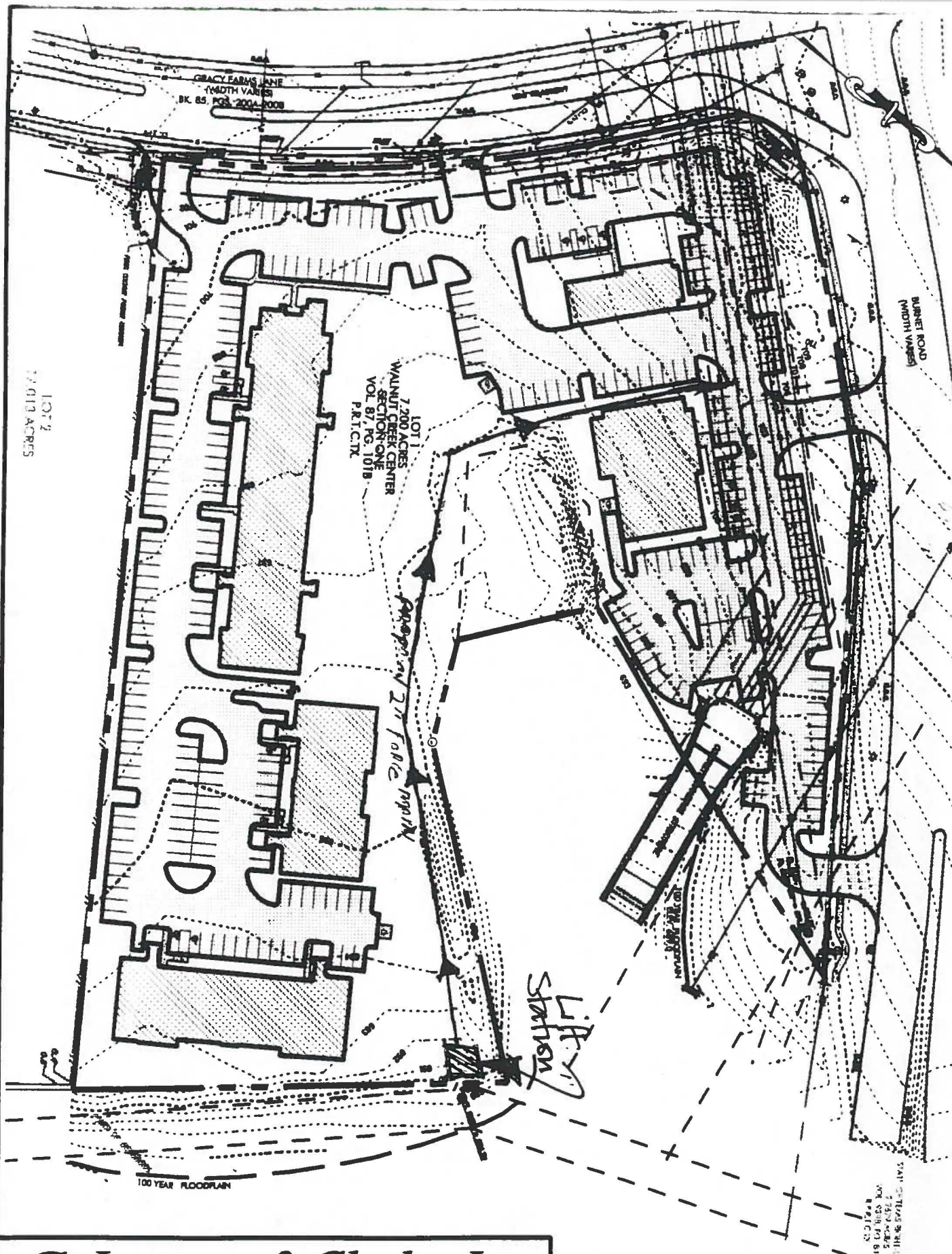




EXHIBIT B



**Longaro & Clarke, Inc.**  
Consulting Engineers

Land Development • Stormwater Quality Management • Water Resources  
1010 Land Creek Cove, Suite 200 Austin, Texas 78746  
(512) 306-0228 • Fax (512) 306-0338





0.004 Acre or 192 Sq. Ft.  
Walnut Creek Center Section One  
Wastewater Easement

FN 0485 (SKM)  
December 10, 1996  
SAM, Inc. Job No. 96115-07

DESCRIPTION OF A 0.004 ACRE OR 192 SQUARE FEET TRACT LOCATED IN THE JAMES ROGERS SURVEY NO. 19, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 3 WALNUT CREEK CENTER SECTION ONE, A SUBDIVISION OF RECORD IN VOLUME 87, PAGE 101B, PLAT RECORDS TRAVIS COUNTY, TEXAS, SAID 0.004 ACRE TRACT AS SHOWN ON THE ATTACHED SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCING** at a 1/2-inch iron rod found for the north corner of Lot 2 of said Walnut Creek Center Section One, same being the most easterly corner of Lot 1 of said Walnut Creek Center Section One and being a point in the south line of said Lot 3;

**THENCE** with said south line of said Lot 3, same being the north line of said Lot 1, N 41° 01' 00" W, a distance of 291.12 feet to a calculated point for the **POINT OF BEGINNING**;

**THENCE** continuing with said line N 41° 01' 00" W, a distance of 16.55 feet to a calculated point, from which a 1/2-inch iron rod found bears N 41° 01' 00" W, a distance of 21.81 feet;

**THENCE** leaving said common line and crossing said Lot 3, N 73° 58' 05" E, a distance of 11.95 feet to a calculated point in the south line of a 30' sanitary sewer easement of record in Volume 9845, Page 279 Real Property Records Travis County, Texas;

**THENCE** with said line, S 46° 01' 49" E, a distance of 17.32 feet to a calculated point;

0.004 Acre or 192 Sq. Ft.  
Walnut Creek Center Section One  
Wastewater Easement

FN 0485 (SKM)  
December 10, 1996  
SAM, Inc. Job No. 96115-07

THENCE leaving said line and crossing said Lot 3, S 73° 58' 05" W, a distance of 13.62 feet to the POINT OF BEGINNING, containing 0.004 acre or 192 square feet more or less.

BEARING BASIS: Two (2) 1/2-inch iron rods found on the north boundary line of Lot 1 Walnut Creek Center Section One as recorded in Volume 87, Page 101B Plat Records Travis County, Texas. Called S 41° 01' E, a distance of 329.14 feet. Held called bearing between these iron rods and found actual distance of be 329.47 feet.

THE STATE OF TEXAS

||  
||  
||

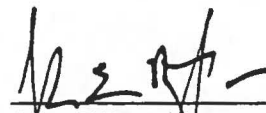
KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

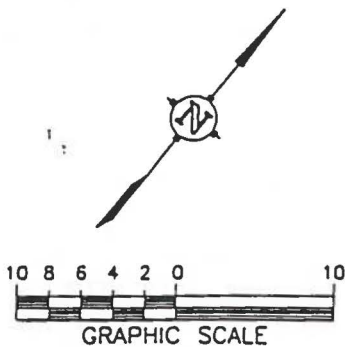
That I, John E Brautigam, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground during November, 1996 under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas on this 12th day of December, 1996, A. D.

SURVEYING AND MAPPING, Inc.  
4029 Capital of Texas Hwy. So., Suite 125  
Austin, Texas 78704

  
\_\_\_\_\_  
John E Brautigam  
Registered Professional Land Surveyor  
No. 5057- State of Texas





GRAPHIC SCALE  
SCALE 1" = 10'

DECEMBER 1996  
JAMES ROGERS SURVEY NO.19  
TRAVIS COUNTY, TEXAS

LOT 1  
WALNUT CREEK CENTER  
SECTION ONE  
VOL. 87, PG. 101B  
P.R.T.C.TX.

## LEGEND

- 1/2" IRON ROD FOUND
- ▲ CALCULATED POINT
- ( ) = RECORD INFORMATION
- P.R.T.C.TX. = PLAT RECORDS TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. = REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS

POINT OF BEGINNING

(S41°01'E  
(BEARING BASIS)

329.14'

POINT OF COMMENCING

SANTIAGO DEL

VALLE GRANT

LOT 2  
WALNUT CREEK CENTER  
SECTION ONE  
VOL. 87, PG. 101B  
P.R.T.C.TX.

30' SANITARY SEWER EASEMENT  
VOL. 9845, PG. 279  
R.P.R.T.C.TX.

LOT 3  
WALNUT CREEK CENTER  
SECTION ONE  
VOL. 87, PG. 101B  
P.R.T.C.TX.

BEARING BASIS: FOUND TWO (2) 1/2-INCH IRON RODS ON THE NORTH BOUNDARY LINE OF LOT 1 WALNUT CREEK CENTER SECTION ONE AS RECORDED IN VOL. 87, PG. 101B P.R.T.C.TX. CALLED S 41° 01' E, A DISTANCE OF 329.14 FEET. HELD CALLED BEARING BETWEEN THESE IRON RODS AND FOUND ACTUAL DISTANCE TO BE 329.47'.

Page 3 of 3

PROJECT:	LONGARD AND CLARKE NELMS-BLUFF RESUB
JOB NUMBER:	96115-07
DATE:	12-10-96
SCALE:	1" = 10'
SURVEYOR:	JEB
TECHNICIAN:	SKM
DRAWING:	FN0485.DWG
FIELD NOTES:	FN0485
PARTY CHIEF:	TLP/RW
FIELD BOOKS:	395

**SAM** INC.  
SURVEYING AND MAPPING INC.

4029 Capital of Texas Highway, So.  
Brodie Oaks Professional Plaza, Suite 125  
Austin, Texas 78704  
(512) 447-0575  
Fax: (512) 326-3029

SKETCH TO ACCOMPANY  
FIELD NOTE No. 0485



SS -  
S.C. e-mail  
about this.

3/24/97

### **Proposed Strategic Partnership Agreement**

#### **Background**

SB 1396 of the 1995 Legislative session created an opportunity for cities and MUDs to enter into agreements to provide a transition to full purpose annexation. It would delay annexation for up to 10 years to allow the city to collect sales tax (or other funds) that could be used to prepare for the cost of services and facilities required upon full purpose annexation. The law allows the District to continue to exist in a limited capacity after annexation as a vehicle to provide special services in the area.

Anderson Mill MUD and City staff have negotiated a strategic partnership agreement (SPA). The MUD has adopted the agreement however the Council has some reservations and would like Board and Commission input.

#### **The SPA Proposed to City Council and Adopted by Anderson Mill MUD**

1. City will annex the District for limited purposes
  - Residents will vote in City Council elections
  - City will collect retail sales tax
2. Anderson Mill will convert to full purpose annexation status automatically in 8 - 10 years
3. City will connect the district to City sewer after 6 years (need time to increase capacity of Lake Creek line to Walnut Creek interceptor)
4. Before connection to City sewer and conversion of District customers to City retail customers, a utility and rate transition plan will be established (MUD currently has lower rates than the City).
5. During the LP annexation period an Emergency Services transition plan will be established to coordinate the services of the various providers (Williamson Co., volunteers, and CoA)
6. District will retain ownership and maintenance of park land, facilities and operation.
7. After FP annexation the MUD will become a special district with limited taxing power and authority to own and operate district park and recreation facilities similar to many of the homeowner associations.

#### **The City Council has expressed the following reservations**

1. Council members do not want the area to be limited purpose (LP) annexed if it permits residents to vote without paying property taxes. Collection of sales tax under the SPA, however, requires LP annexation.
2. The SPA should include a requirement that the City be reimbursed for any costs if the MUD for any reason is not Full Purpose annexed according to the provisions of the SPA.

These terms would lead to several variations and implications to the SPA that must be explored as soon as possible. The status of this effort and a more detailed description will be provided at your meeting.